041.A	0003	0022.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	784,700	/	784,700
USE VALUE:	784,700	/	784,700
ASSESSED:	784,700	/	784,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		DARTMOUTH ST, ARLINGTON

OWNERSHIP

Unit #: 22

Owner 1:	LYONS DANIEL
Owner 2:	WONG ERIKA
Owner 3:	
Street 1:	22 DARTMOUTH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BETTSACK DEBORAH F/ TRUSTEE -
Owner 2:	REUBEN D BETTSACK IRREVOCABLE -
Street 1:	2770 FAIROAKS RD
Twn/City:	DECATUR
St/Prov:	GA Cntry:
Postal:	30033

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Asbestos Exterior and 1968 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	784,700			784,700
Total Card	0.000	784,700			784,700
Total Parcel	0.000	784,700			784,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.73 | /Parcel: 398.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 041.A-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	784,700	0	.		784,700		Year end	12/23/2021
2021	102	FV	761,700	0	.		761,700		Year End Roll	12/10/2020
2020	102	FV	750,100	0	.		750,100	750,100	Year End Roll	12/18/2019
2019	102	FV	727,900	0	.		727,900	727,900	Year End Roll	1/3/2019
2018	102	FV	644,000	0	.		644,000	644,000	Year End Roll	12/20/2017
2017	102	FV	587,200	0	.		587,200	587,200	Year End Roll	1/3/2017
2016	102	FV	586,000	0	.		586,000	586,000	Year End	1/4/2016
2015	102	FV	489,200	0	.		489,200	489,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BETTSACK DEBORA	71795-154	2	10/25/2018		790,000	No	No		
CARNEY JOHN A,	58509-271		2/17/2012		461,000	No	No		
CARNEY JOHN A,	57857-565		11/14/2011	Convenience		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2011	669	Heat App	500					REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	Measured	DGM	D Mann
12/31/2013	Info Fm Plan	BR	B Rossignol
5/17/2012	MLS	EMK	Ellen K
1/31/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8253																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

PRINT

Date	Time
12/30/21	21:33:07

LAST REV

Date	Time
11/27/18	14:26:59
mmcmakin	

User Acct / GIS Ref / GIS Ref / Insp Date

313342
05/30/18
!15888!
PAT ACCT. 15888

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	27955
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.18353653
Const Adj.:	0.92663556
Adj $ / SQ:	334.496
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1066167
Depreciation:	281468
Depreciated Total:	784699

COMMENTS

GLA=1968.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	485.02
Special Features:	0	Val/Su Net:	398.73
Final Total:	784700	Val/Su SzAd	398.73

SKETCH

UnSketched SubAreas:
GLA: 1968,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,968	334.500	658,287

Net Sketched Area:	1,968			Total:	658,287
Size Ad	1968	Gross Area	1968	FinArea	1968

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

041.A-0003-0022.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc